

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**RAFFI HOVAGIMIAN and
1209 FRANKLIN LLC**

v.

**HOME EXCHANGE NJ LLC and
RAMIZ DUKA**

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**CIVIL ACTION
No. 23-4297**

ORDER

This 18th day of February, 2025, for the reasons set forth in the accompanying memorandum, it is hereby **ORDERED** that judgment is **ENTERED** in favor of Plaintiffs Raffi Hovagimian and 1209 Franklin LLC against Defendants Ramiz Duka and Home Exchange NJ LLC, jointly and severally, in the total amount of **\$527,365.24**, comprised as follows:

- **\$480,533.41** in breach of contract damages.
- **\$1,750** in attorneys' fees.
- **\$16.25** in costs.
- **\$45,065.58** in pre-judgment interest.

Plaintiffs are also awarded post-judgment interest on the entire judgment amount pursuant to 28 U.S.C. § 1961.

/s/ Gerald Austin McHugh
United States District Judge